



City of

PORTLAND, OREGON

Development Review Advisory Committee

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November 17, 2016

Dear Mayor Hales and City Commissioners,

The Development Review Advisory Committee (DRAC) offers you these comments on the Bureau of Planning & Sustainability's (BPS's) Residential Infill Project Concept Report as proposed by the Project Stakeholder Advisory Committee (RIPSAC):

- The DRAC fundamentally agrees with the intent of the RIPSAC proposals. We are concerned that many of the RIPSAC members felt their recommendations to BPS staff remain largely ignored and that the original proposals by BPS are the ones being put forward. The DRAC did not have an official member on the RIPSAC, but members attended the meetings and heard from other RIPSAC members of these concerns.
- We strongly suggest that there be a better exploration and understanding of the unintended consequences that will arise from the RIPSAC proposals. There has been no careful examination of the possible impacts some of the proposed code changes will have on neighborhoods and the cost of housing development. How will these code changes interact with other existing building codes? No one has explored this.
- There has been no study to determine the financial impact of these changes. In light of the affordable housing and missing middle housing debates, it is irresponsible to not have a thorough and rigorous study of how these changes will impact the cost of housing.
- There needs to be a process by which the City can efficiently and fairly deal with issues that arise as a result of any code changes. It seems imminent that there will be unintended consequences in relation to the proposed parking proposal and Tree Code conflicts with the narrow lot configurations. Another possible outcome that needs to be examined is how many lots in which neighborhoods will be affected. There could be other consequences but these are most apparent and of concern.

Rushing to move this to code writing stage without knowing the impacts imperils the need to do it right. Preparing a thorough fiscal report may change the proposal. Careful examination of the impacts, costs, and consequences far outweighs the need to just get something done.

We urge you to instruct BPS to prepare a more thorough, and indepth, report on the financial impacts and possible unintended consequences the RIPSAC proposals will incur.

DRAC Letter re: Residential Infill Project
November 17, 2016

After a thorough examination of impacts and possible consequences is complete, we suggest that the implementation of code changes be made in the form of a soft rollout so any further challenges and issues can be determined before there is a final implementation. The State of Oregon Building Codes division often uses this method in the implementation of code changes.

Sincerely,

Maryhelen Kincaid
DRAC Chair

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